

RM00C
Morgan State University

***New Jenkins Behavioral and Social Sciences Center
(Baltimore City)***

General Obligation Bonds **\$3,500,000**

Summary of Recommended Bond Actions

1. New Jenkins Behavioral and Social Sciences Center

 Approve.

Bill Text: Provide funds to complete design of the New Jenkins Behavioral and Social Sciences Center.

Project Description: Construct a new building at the Northwood Shopping Center site that will replace the existing Jenkins Behavioral and Social Sciences building. The current building, built in 1974, is in poor condition and cannot be economically renovated to support the Behavioral and Social Sciences programs. The building systems are 40 years old and are failing because they have reached the end of their useful lives. Additionally, there is insufficient academic space, especially instructional laboratory space, to support the programs currently housed in Jenkins. The new facility will provide classrooms and instructional laboratory space, modern research space, and animal facilities.

Project Summary Information

Total Project Cost:	\$73,600,032	Cost Per Square Foot – Base:	\$247
Budget Estimate Stage:	Budget	With Escalation and Contingencies:	\$332
Program Plan Status:	Approved	Gross Square Footage:	144,235
Green Building:	Yes	Net Usable Square Footage:	79,330
Est. Completion Date:	March 2017	Building Efficiency:	55.0%
Project Design Cost %:	8.6%		

Project Analysis

Funding for the new Jenkins Behavioral and Social Sciences Center was accelerated from fiscal 2016 to 2012 by the General Assembly when it authorized \$1.4 million for design in the Maryland Consolidated Capital Bond Loan of 2011. The fiscal 2013 budget provides \$3.5 million to complete design of the facility; however, a design contract has yet to be awarded. Furthermore, the scope of the project increased from the original program plan submitted in 2003 by 35,330 net assignable square feet (NASF) from 54,000 NASF/90,000 gross square feet (GSF) to 79,330 NASF/144,235 GSF. According to Morgan State University (MSU), the revised plan approved by the Department of Budget and Management (DBM) reflects anticipated enrollment growth and more accurately represents the needs of the programs that will be housed in the building. Adding to the scope of the project is the inclusion of learning environments that support today's teaching methodologies such as archaeology, statistics, and geographic information systems (GIS) laboratories and space for new functions including instructional development and an information service center. This change in the scope of the project resulted in a \$26.9 million increase in the estimated total cost from \$46.7 million to \$73.6 million. Construction is scheduled to begin in January 2015 and be completed in March 2017.

The existing Jenkins Behavioral Center was constructed in 1974, and the building's 40-year-old mechanical, electrical, and plumbing systems are failing, making instructional space functionally inadequate. The heating, ventilation, and air conditioning system is inefficient and ineffective at cooling or heating the building which has disrupted class due to the extreme temperature conditions. The electrical system is in poor condition and is at capacity and cannot support the audio visual and computers used in today's classrooms. Although instructors use projectors, the quality of the presentations is poor due to the lack of projection screens. Furthermore, water leaks resulting from the poor condition of the roof have led to the disruption of classes. Approximately 4,000 NASF of space is unusable due to these conditions. In addition, the building does not meet Americans with Disabilities Act requirements. Due to the configuration of the building which contains an atrium and a massive staircase, it is not cost effective to renovate the building. It would be technically difficult to enclose the atrium and remove the central staircase without affecting

the structural integrity of the building. Even if this could be accomplished, it may not yield a significant increase in program space due to the need to address various code issues. The existing Jenkins building will be demolished, but MSU has not determined how the current site will be re-used.

The Departments of Psychology, Sociology and Anthropology, Political Science, History and Geography, and Economics are currently housed in the existing Jenkins building. Classroom space is insufficient to support these departments which have 845 undergraduate and 44 graduate students. Currently, there is 20,085 NASF of classroom space, but 24,000 NASF will be needed to accommodate the projected enrollment growth. Larger classrooms are needed to offer general education courses while the Jenkins building lacks smaller classrooms that are used for seminar courses and small group exercises. There is approximately 2,700 NASF of classroom laboratory space in the Jenkins building, but based on State space guidelines and projected enrollment growth, 14,699 NASF will be needed; therefore, the laboratory deficit is 11,999 NASF.

The Jenkins building lacks adequate instructional laboratory space resulting in students receiving instruction in classrooms and not gaining hands-on experience needed to function effectively in the workplace or be competitive with students from other institutions. Inadequate laboratory space has affected the ability of MSU to attract and retain high quality faculty and students.

The new Jenkins Behavioral and Social Sciences Center will provide 24,300 NASF of classroom space; 20,835 NASF of office space; and 975 NASF of animal facilities space. In addition, the facility will provide 17,440 NASF of open and class laboratory space and 7,845 NASF of research laboratory space. The three laboratories added to the project are a GIS, an archaeology, and a statistics laboratory. The GIS laboratory was included after it was learned that GIS are used as a hands-on learning and research tool in the areas of history and geography, economics, and sociology programs. In addition, MSU added professional development space and an information service center. These areas are designed to assist faculty in developing new curricula or online programs or blended courses. The space includes a multi-media studio which will have a number of workstations with scanners and computers and a presentation studio where faculty can videotape, review, and critique or incorporate taped presentations into an online course.

Prior Authorization and Capital Improvement Program

**Authorization Uses
(\$ in Millions)**

<i>Fund Uses</i>	<i>Prior Authorization</i>	<i>2013 Request</i>	<i>2014 Estimate</i>	<i>2015 Estimate</i>	<i>2016 Estimate</i>	<i>2017 Estimate</i>
Acquisition	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
Planning	1.400	3.500	0.000	1.450	0.000	0.000
Construction	0.000	0.000	0.000	31.650	31.600	0.000
Equipment	0.000	0.000	0.000	0.000	4.000	0.000
Total	\$1.400	\$3.500	\$0.000	\$33.100	\$35.600	\$0.000

**Authorization Sources
(\$ in Millions)**

<i>Fund Sources</i>	<i>Prior Authorization</i>	<i>2013 Request</i>	<i>2014 Estimate</i>	<i>2015 Estimate</i>	<i>2016 Estimate</i>	<i>2017 Estimate</i>
GO Bond	\$1.400	\$3.500	\$0.000	\$33.100	\$35.600	\$0.000
Total	\$1.400	\$3.500	\$0.000	\$33.100	\$35.600	\$0.000

Executive’s Operating Budget Impact Statement

(\$ in Millions)

	<i>FY 2013</i>	<i>FY 2014</i>	<i>FY 2015</i>	<i>FY 2016</i>	<i>FY 2017</i>
Estimated Operating Cost	\$0.000	\$0.000	\$0.000	\$0.000	\$1.702
Estimated Staffing	0	0	0	0	3

According to the fiscal 2013 *Capital Improvement Program*, the new Jenkins Behavioral and Social Sciences Center is anticipated to have a \$1.7 million impact on the operating budget in fiscal 2017 due to amortized equipment cost, the addition of 3 new regular positions, as well as expenses related to telephone, utilities, materials, and supplies.

GO Bond Recommended Actions

1. Approve \$3.5 million in general obligation bond funding to complete the design of the new Jenkins Behavioral and Social Sciences Center.

Capital Project Cost Estimate Worksheet

Department: Morgan State University
Project Number: RM00C
Project Title: New Jenkins Behavioral and Social Sciences Center
Analyst: Sara J. Baker

Structure

New Construction: 1st floor	28,848 Sq. Ft. X	\$247.00 Sq. Ft. =	\$7,125,456
New Construction: 2nd floor	28,847 Sq. Ft. X	\$247.00 Sq. Ft. =	7,125,209
New Construction: 3rd floor	28,847 Sq. Ft. X	\$247.00 Sq. Ft. =	7,125,209
New Construction: 4th floor	28,847 Sq. Ft. X	\$247.00 Sq. Ft. =	7,125,209
New Construction: 5th floor	28,846 Sq. Ft. X	\$247.00 Sq. Ft. =	7,124,962
Information Technology:	57,695 GSF X	\$0.00 GSF =	810,000
Subtotal			\$36,976,045
Regional Factor:	100.0%		0
Subtotal			\$36,976,045
Escalation to Mid-point:	5.08 Yrs. X	3.9% =	19.83% 7,332,350
Total Cost of Structure (Bid Cost)			\$44,308,395

Site Work and Utilities

Site Improvements:	2,958,084 + regional factor + mid-point escalation	\$3,544,672
Utilities:	2,181,587 + regional factor + mid-point escalation	2,614,196
Project Subtotal (Bid Cost)		\$50,467,262

Fees and Miscellaneous Costs

Green Building Premium:	2.0%	\$1,009,345
Total Construction Contingency:	10.0%	5,046,726
Inspection Cost:	2.2%	1,110,280
Miscellaneous:	CM Cost Construction Share	5,551,399
Miscellaneous:	CPM Schedule	40,023
Miscellaneous:	CM Pre-Construction Fees	353,271
Miscellaneous:	Miscellaneous Construction Cost	25,000
Miscellaneous:	Building Equipment Commissioning	443,084
Miscellaneous:	Miscellaneous Design Cost	30,000
Miscellaneous:	Movable Equipment	1,500,000
Miscellaneous:	Information Technology Equipment	2,500,000
A/E Fee through Construction Phase @	9.6%	5,523,642
Total Cost of Project		\$73,600,032

Base Cost Per New Square Foot	\$247
Adjusted Cost Per New Square Foot (incl. escalation, contingencies, and Green Bldg.)	\$332
Base Cost Per Renovated Square Foot	\$0
Adjusted Cost Per Renovated Square Foot (incl. escalation, conting., and Green Bldg.)	\$0